

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. \_\_\_\_\_

Page 1

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO ZONING AND  
OTHER LAND DEVELOPMENT REGULATIONS;  
PROVIDING FOR THE FRANJO TRIANGLE  
COMMERCIAL ISLAND ZONING DISTRICT;  
CREATING SECTIONS \_\_\_\_\_.1 THROUGH \_\_\_\_\_.11  
OF THE CODE OF PALMETTO BAY (CODE);  
PROVIDING SEVERABILITY, INCLUSION IN THE  
CODE AND AN EFFECTIVE DATE

**BE IT ORDAINED BY THE VILLAGE COUNCIL OF PALMETTO**

**BAY, FLORIDA:**

Section 1. Section \_\_\_\_\_.1 of the Code of Palmetto Bay, Florida is hereby  
created as follows:<sup>1</sup>

ARTICLE \_\_\_\_\_

FRANJO TRIANGLE COMMERCIAL ISLAND DISTRICT

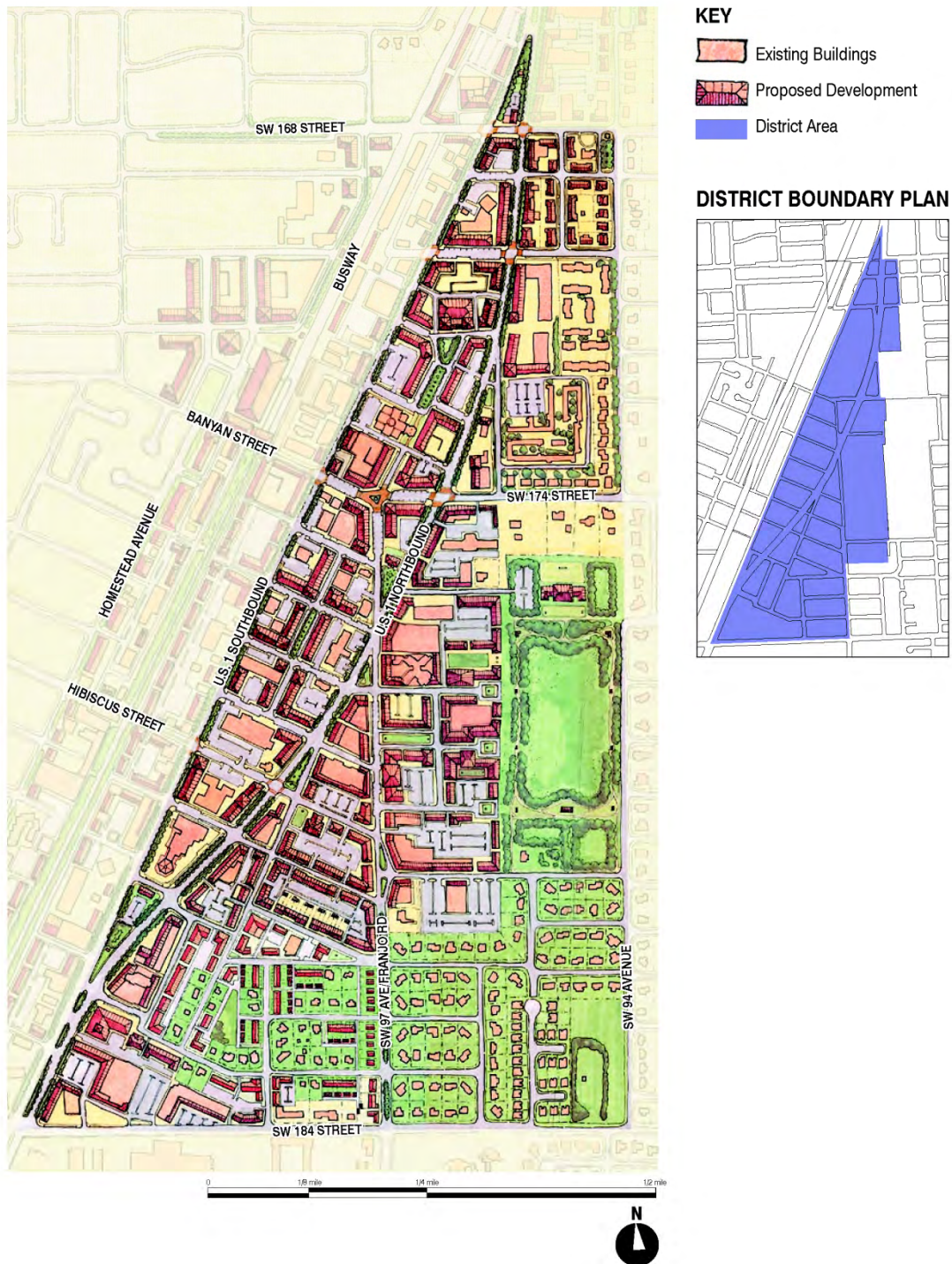
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<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Sec. \_\_\_\_\_.1 Purpose, intent and applicability.

- A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Palmetto Bay, Florida, shall apply to this article, except as otherwise added to or modified herein
- .
- B. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. The boundaries shown in Figure 1 shall constitute the Franjo Triangle Commercial Island Boundary Plan and are generally described as follows:
- D. Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Palmetto Bay Department of Community Development.
- E. No provision in this article shall be applicable to any property lying outside the boundaries of the Franjo Triangle Commercial Island District (FTCI) as described herein. No property lying within the boundaries of the FTCI shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to FTCI has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



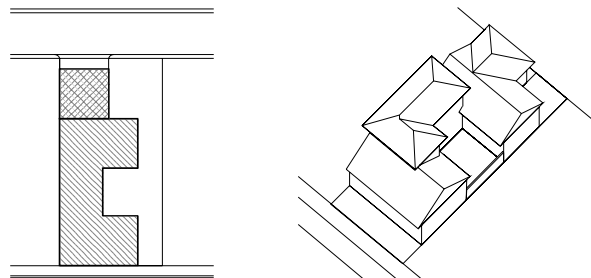
Section 2. Section \_\_\_\_\_.2 of the Code of Palmetto Bay, Florida is hereby created as follows:

Sec. \_\_\_\_\_.2. Definitions.

Terms used throughout this article shall take their commonly accepted meaning unless otherwise defined in Chapters 18-A, 28 or 33 of the Code of Palmetto Bay. Terms requiring interpretation specific to this article are as follows:

1. Anchor point: the location depicted on the Open Space Plan on which some portion of a plaza, green, or square must be situated.
2. Bike lane: a corridor dedicated specifically for bicycle use.
3. Block: a combination of contiguous building lots, the perimeter of which abuts public rights-of-way or an open space.
4. Block face: the right-of-way line or easement line that delineates a block edge.
5. Boulevard: a roadway traversing a neighborhood, flanked with sidewalks, on-street parking, street trees and buildings.
6. Building placement diagrams: diagrams that provide a schematic representation of the permissible footprints and profiles of structures by land use and Sub-district.
7. Build-to line: a line parallel to the block face, along which a building shall be built. A forecourt may be used to vary the build-to line in the Core and Center Sub-districts.
8. Busway: a limited access right of way for the exclusive use of buses.

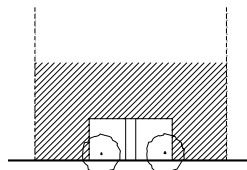
9. Civic use: a use that is open to the public and conducted within a community building, including without limitation, meeting halls, libraries, schools, child care centers, police stations, fire stations, post offices, clubhouses, religious buildings, museums, visual and performance arts buildings, and governmental facilities.
10. Clear zone: an area within the curb radius, which shall be kept clear of all objects to a prescribed height to provide vehicle clearance.
11. Colonnade: a roofed structure, extending over a private walkway, open to the street and sidewalk except for supporting columns or piers.
12. Cornice line: a molded and projecting horizontal member that crowns an architectural composition.
13. Courtyard house: a single-family dwelling distinguished by the provision of a court or atrium. The court shall be enclosed on at least three sides by habitable space and shall provide penetrable openings such as windows and doors between the interior of the dwelling and the court. A Courtyard house may occupy the full width of the lot.



Courtyard House

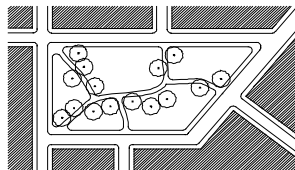
14. Department: The Department of Community Development.
15. Designated open space: an outdoor, at-grade space including greens, squares, plazas and colonnades as indicated on the Designated Open Space Plan.

16. Director: The Director of the Department of Community Development or their designee.
17. Fenestration: design and position of windows, entrances, and other structural openings in a building.
18. Floorplate: the shape and size of any given floor of a building. The floorplate that touches the ground is called the footprint, after the shape it leaves on the land.
19. Forecourt: the space between the principal building and the right-of-way where the building façade is set back and replaced by a low wall at the build-to line. The forecourt is suitable for gardens and outdoor seating and is required to be fronted by buildings on three sides.



Forecourt

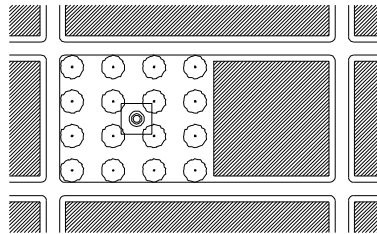
20. Front property line: the property line abutting the higher ranking street right-of way. For equal ranking street rights-of-way, either frontage may be designated as the front property line.
21. Green: an outdoor open space, mostly surrounded by residential uses, that shall not be hard surfaced for more than 20 percent of the area exclusive of dedicated rights-of-way. Greens shall be located according to the Designated Open Space Plan, and their landscaping shall consist primarily of lawn, trees, and garden structures.



Green

22. Greenway or linear park: an outdoor open space along a natural edge, including without limitation, a river front, a canal, a scenic road, or other route. Greenways provide passage for pedestrians or bicycles and are used to link nature reserves, cultural features, other parks, and open spaces and/or historic sites.
23. Habitable space: building space the use of which involves regular human presence. Habitable space shall not include areas devoted to the parking of vehicles in parking garage structures, self-service storage facilities, or warehouses.
24. Home office: a professional office use within a residential use, as provided in section 33-25.1 of this code.
25. Live-work unit: a mixed-use building type with one single-family residential dwelling located in conjunction with one work space.
26. Main street: a vehicular and pedestrian thoroughfare lined primarily with mixed-use buildings, as depicted on the Street Types Regulating Plan.
27. Minor street: a street that is predominantly residential in character as depicted on the Street Types Regulating Plan.
28. Mixed-use building: a building that includes a combination of two or more vertically integrated uses, such as retail and/or office uses on the ground floor, with residential uses above.
29. Off-street parking: garage parking or surface parking not on a public or private street.
30. On-street parking: parking on a public or private street.
31. Outdoor produce market: an outdoor commercial establishment where produce and hand crafted items are offered for sale.

32. Pedestrian passages: interconnected paved walkways that provide pedestrian passage through blocks and that connect directly with the network of sidewalks and open spaces.
33. Plaza: an outdoor open space fronted by retail and office uses. A minimum of 50 percent and a maximum of 75 percent of the plaza's area, exclusive of dedicated rights-of-way, shall be hard surfaced. Plazas shall be located according to the Designated Open Space Plan, and their landscaping shall consist primarily of hard-surfaced areas, permanent architecture or water-oriented features, and trees that are placed in an orderly fashion and that are regularly spaced as shown below.

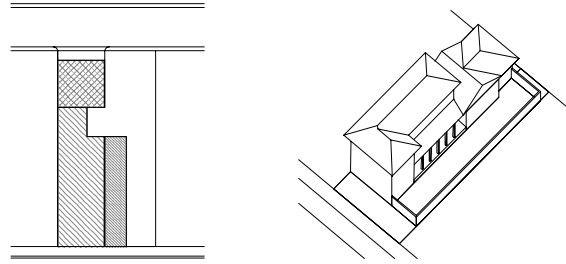


Plaza

34. Residential Building Type: one of the following residential building types permitted in the FTCDI District: single-family detached, duplex, rowhouse, courtyard house, side yard house, and apartment.
35. Rowhouse: a single-family attached dwelling unit of a group of 3 or more units, each separated from the adjoining unit by a common party fire wall. Each common party fire wall shall extend to the roof line or above the roof of units that it serves and shall have no openings therein. Each rowhouse unit shall be serviced with separate utilities and shall otherwise be independent of any other unit.
36. Service road: a private or public vehicular passageway providing primary, secondary, or service access to the sides or rear of building lots.

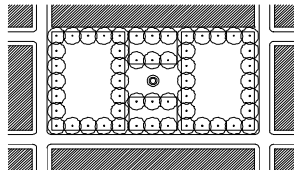


37. Sideyard house: a single-family dwelling that provides an extensive porch oriented toward a side yard; the side yard is screened from the view of the street by a 6-foot masonry wall along the build-to line.



Sideyard house

38. Square: an outdoor open space that shall be flanked by streets on at least 3 sides and shall not be hard-surfaced for more than 50 percent of the area exclusive of dedicated rights-of-way. Squares shall be located according to the Designated Open Space Plan, and their landscaping shall consist primarily of hard-surfaced walks, lawns, and trees that are placed in an orderly fashion and that are regularly spaced as shown below.



Square

39. Storefront: the portion of a building at the first story of a mixed-use building consisting of habitable space to be used for business, office, or institutional purposes.
40. Story: an enclosed floor level within a building containing habitable space.
41. Street network: a system of intersecting and interconnecting streets and service roads.
42. Street Type Development Parameters: the design criteria that establish the required elements for the placement and size of the following: sidewalks, curbs

- and gutters, parking, medians, bike lanes, traffic lanes, street trees, and landscape strips in the public right of way.
43. Street vista: a view through or along a street centerline terminating with the view of a significant visual composition of an architectural structure or element. Street Vistas are indicated on the Open Space Regulating Plan by arrows; direction of the vista is indicated by the direction of the arrow. Garages and blank walls are not significant visual compositions.
44. Weather protection elements: architectural elements that provide protection from the sun and the rain, including without limitation, colonnades, awnings, bus shelters, or projecting roofs.

Section 3. Sec. \_\_\_\_\_.3 of the Code of Palmetto Bay, Florida, is hereby created as follows:

Sec. \_\_\_\_\_.3. Uses.

1.

No land, body of water, or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, structurally altered, or maintained for any purpose in the FTCT District, except as provided in this article. The uses delineated herein shall be permitted only in compliance with the Regulating Plans and General Requirements provided in this article.

A. Permitted Uses.

1. Residential uses. Residential uses are permitted in the areas designated in the Land Use Regulating Plan as Live-Work Neighborhood (LW), Mixed-Use Neighborhood (MN), Mixed-Use Corridor (MC), Mixed-Use Main Street (MM), and Business and Office (BO), as provided in the table below. In addition, density averaging shall be permitted when a unified development is located on multiple

parcels, with different land uses or Sub-district designations, under the same ownership.

Land Use Areas					Permitted Residential Uses
LW	MN	MC	MM	BO	
X					detached single family dwelling
X	X				courtyard and sideyard dwellings
X	X				rowhouse
X	X				family day care (upon compliance with the applicable requirements of the RU-1 zoning district regulations)
X	X				group home (upon compliance with the applicable requirements of the RU-1 zoning district regulations)
X	X		X		municipal recreation building, playground or park owned and operated by a municipality, county, state, or the federal government
X	X	X	X	X	civic uses: only on sites no greater than three acres and only in accordance with the Building Placement and Design Development Parameters
	X	X	X	X	Multiple family apartment units are permitted in MN and when vertically integrated with other lawful uses in MC, MM and BO
(X) permitted in the Land Use Area					

2. Ancillary uses. The following uses shall be permitted as ancillary uses to a lawful residential unit in the areas designated Live-Work Neighborhood (LW) and Mixed-Use Neighborhood (MN):
  - a. the following accessory buildings and non-residential uses, when located in the rear yard: workshop, garage, utility shed, gazebo, cabana, garden features, basketball hoop, pool and the like, and carport;
  - b. for an attached or detached single family unit, a single accessory dwelling unit with a maximum of 600 square feet of

habitable space under the same ownership as the single family unit;

- c. home office, as provided in section 33-25.1 of this code.
- d. workshops where the following uses occupy the work portion of a Live-work unit
  - (1) antique shops
  - (2) art goods stores, artist studios, galleries
  - (3) artisanal use
  - (4) bait and tackle shops
  - (5) bakeries
  - (6) cabinet shops
  - (7) dance studios
  - (8) dry cleaning and dyeing establishments
  - (9) engines, sales and service
  - (10) glass installation
  - (11) health and exercise clubs
  - (12) interior design shops
  - (13) leather goods manufacturing, excluding tanning
  - (14) locksmith shops, sharpening and grinding shops
  - (15) mail order office, including storage of products
  - (16) office uses
  - (17) photography labs
  - (18) pottery shops
  - (19) printing shops
  - (20) restaurants, excluding drive-through service
  - (21) secondhand stores
  - (22) shoe stores and shoe repair shops
  - (23) upholstery and furniture shops
  - (24) veterinarian and air conditioned pet hospitals
  - (25) wholesale salesrooms

- 3. Mixed uses. The vertical or horizontal integration of residential, business and office, and institutional uses shall be permitted as

provided herein. Vertical integration allows any combination of primary uses, with business uses typically located on the ground floor and office and/or residential uses on the upper floors. Horizontal integration allows any combination of parcels with different primary uses within the same block. The following uses shall be permitted in accordance with the Land Use Regulating Plan, in the areas designated as Business and Office (BO), Mixed-Use Main Street (MM) and Mixed-Use Corridor (MC):

- a. Multiple family apartment units shall be permitted in MM areas only when vertically integrated with other lawful uses.
- b. Multiple family apartment units shall be permitted in MO and MC areas, either alone or when vertically integrated with other lawful uses.
- c. The professional office, institutional and business uses provided in this sub-section shall be permitted in MC areas, either alone or when vertically integrated with other lawful uses.
- d. professional offices, as allowed in the RU-5 zoning district
- e. civic uses
- f. schools, in accordance with applicable provisions of this code
- g. governmental offices
- h. hotels and apartment hotels
- i. the following business uses:
  - (1) antique shops
  - (2) apparel store new and used merchandise, provided such establishments contain no more than 4,000 square feet of gross floor area
  - (3) appliance and electrical fixture stores
  - (4) art goods stores, artist studios, galleries, and museums
  - (5) auditoriums, convention halls, and theaters
  - (6) bait and tackle shops
  - (7) banks, excluding drive-in teller services
  - (8) banquet halls and convention halls
  - (9) beauty parlors
  - (10) bakeries
  - (11) barber shops

- (12) bicycle sales, rentals, and repairs (non-motorized)
- (13) billiard rooms
- (14) card shops and book stores
- (15) confectionaries, ice cream stores, and dairy stores
- (16) conservatories and music and dance studios
- (17) department stores, provided such establishments contain no more than 40,000 square feet of ground floor area
- (18) drugstores
- (19) dry-cleaning establishments where cleaning is not done onsite, offering drop-off and pick-up service only, but allowing other related services, including without limitation, tailoring and shoe repair, provided such establishments contain no more than 4,000 square feet of floor area
- (20) florist shops and garden shops
- (21) furniture stores and upholstery shops
- (22) grocery stores, fruit stores, health food stores, delicatessen, meat and fish markets, and other similar food stores
- (23) handcrafted product shops and hobby shops, including related workshops
- (24) hardware stores
- (25) health and exercise clubs
- (26) information booths
- (27) interior design shops
- (28) jewelry stores
- (29) leather goods and luggage shops
- (30) locksmith
- (31) meeting halls
- (32) movie theaters, excluding drive-in theaters
- (33) municipal recreation buildings
- (34) newsstands
- (35) night clubs
- (36) office and stationery supplies
- (37) optical stores
- (38) paint and wallpaper stores

- (39) photography studios, photo supply shops, and photo galleries
- (40) physical training schools with indoor training facilities up to 4,000 square feet in size, including without limitation, gymnastics, martial arts, and dance academies
- (41) police and fire substations
- (42) post offices
- (43) pottery shops
- (44) printing shops
- (45) pubs and bars, provided that these establishments comply with the distance requirements and other applicable provisions of this code
- (46) libraries
- (47) transit stations
- (48) religious facilities
- (49) restaurants and coffee houses. Outdoor table service and outside walk-up window service in conjunction with restaurants and coffee houses may be provided with the following requirements:
  - i. The restaurant furniture located on the sidewalk shall maintain a minimum five-foot wide obstacle-free corridor for pedestrian circulation along the sidewalk.
  - ii. Alcoholic beverages may be served outdoors only where such service is strictly incidental to the service of food.
  - iii. Drive-through restaurants shall be prohibited.
- (50) second hand stores and indoor flea markets
- (51) shoe stores and shoe repair shops
- (52) souvenir shops and gift shops
- (53) sporting goods stores
- (54) tailor shops
- (55) tobacco shops
- (56) other similar small retail stores, provided such establishments contain no more than 4,000 square feet of gross floor area

(57) New and Used Automobile sales subject to the following requirements:

- i. Minimum story requirement shall not be applicable
- ii. Any mixed-use requirement shall not be applicable
- iii. All other Building Placement and Design Standards shall apply

A. Conditionally Permitted Uses. The following conditional uses shall be permitted subject to the administrative approval of a site plan, pursuant to section \_\_\_\_\_.9 of this code, to assure compliance with the requirements established herein:

- 1. Liquor package stores shall be permitted only in the Core Sub-district and only in compliance with all applicable regulations of this code and provided that such stores shall not operate on Sundays.
- 2. Automobile service stations shall:
  - a. be permitted only in the Business and Office (BO) areas in the Center Sub-district; and
  - b. be exempt from the minimum height requirement; and
  - c. provide a continuous street façade consisting of buildings or walls along all rights-of-way except driveways. When provided, walls shall not exceed 3.5 feet in height and shall be a minimum of 75% opaque. The main building shall provide a minimum of 40% of building frontage along the front property line.
- 3. Drive-through facilities shall:
  - a. be permitted only in the Business and Office (BO) areas in the Center Sub-district; and
  - b. provide a continuous street façade consisting of buildings or walls along all rights-of-way except driveways. When provided, walls shall not exceed 3.5 feet in height and shall be a minimum of 75% opaque. The main building shall provide a minimum of 40% of building frontage along the front property line.

Section 4. Section \_\_\_\_\_.4 of the Code of Palmetto Bay, Florida is hereby

created as follows:

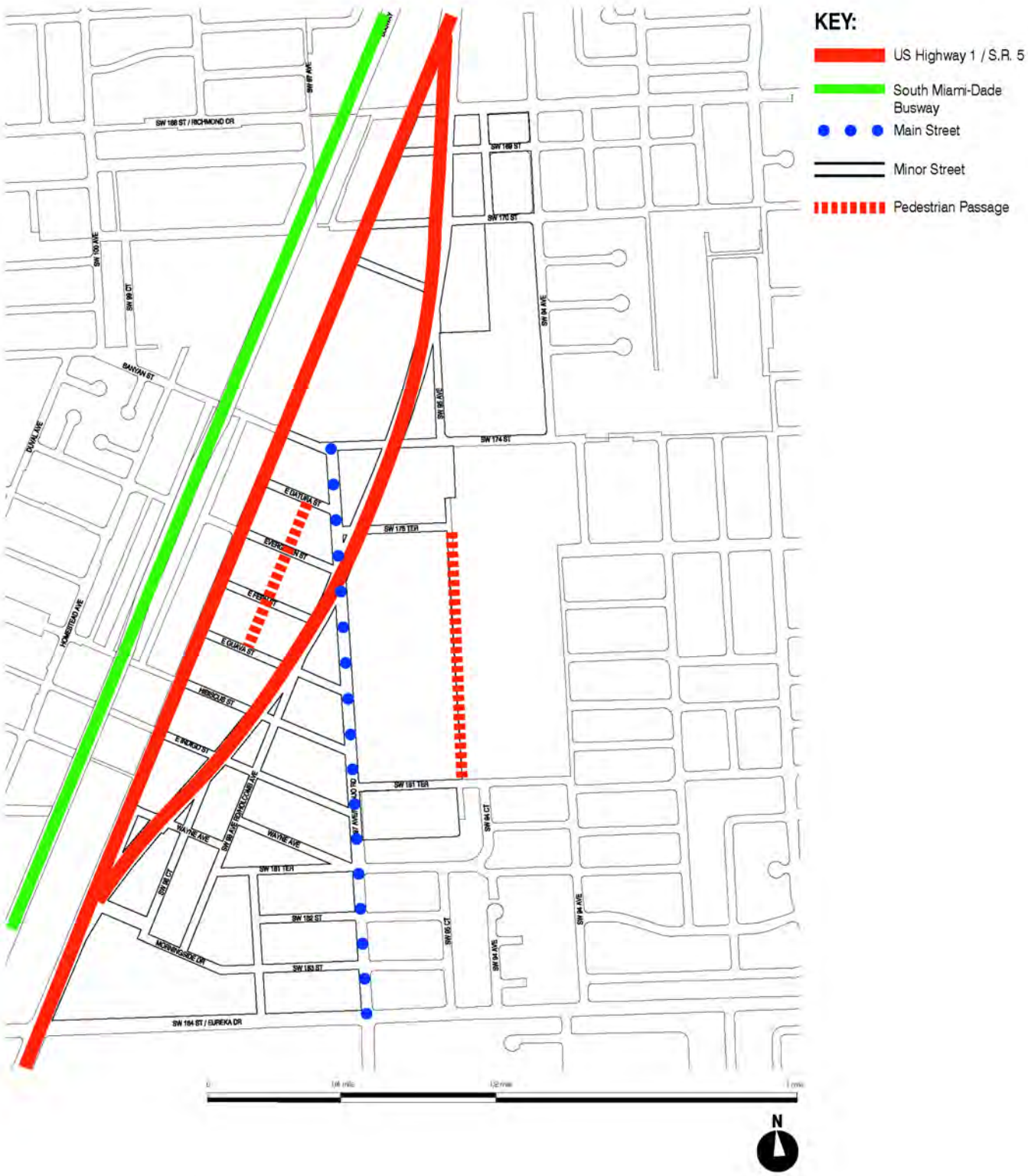


## Sec. \_\_\_\_\_.4. Regulating Plans

The Regulating Plans shall consist of the following controlling plans, as defined and graphically depicted in this section.

- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.
- B. The Sub-districts Plan, which delineates 2 Sub-districts: Core and Center. These Sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Plan and this article.
- C. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- D. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- E. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- F. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within the FTCL District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in Section \_\_\_\_\_.6(F) of this code.
- G. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements if any, which shall be shown in all development plans.

A. Street Types Plan



**KEY:**

- CORE SUB-DISTRICT
- CENTER SUB-DISTRICT

The map displays the SW 15th St Corridor, bounded by U.S. 1 to the west and SW 174 St to the east. The corridor is divided into two sub-districts: the Core Sub-District (dark blue) and the Center Sub-District (purple). The Core Sub-District includes the area between U.S. 1 and SW 170 St, and the area between SW 170 St and SW 181 St. The Center Sub-District includes the area between SW 170 St and SW 181 St, and the area between SW 181 St and SW 184 St. The map also shows the surrounding street grid, including U.S. 1, SW 174 St, SW 170 St, SW 168 St, SW 166 St, SW 164 St, SW 162 St, SW 160 St, SW 158 St, SW 156 St, SW 154 St, SW 152 St, SW 150 St, SW 148 St, SW 146 St, SW 144 St, SW 142 St, SW 140 St, SW 138 St, SW 136 St, SW 134 St, SW 132 St, SW 130 St, SW 128 St, SW 126 St, SW 124 St, SW 122 St, SW 120 St, SW 118 St, SW 116 St, SW 114 St, SW 112 St, SW 110 St, SW 108 St, SW 106 St, SW 104 St, SW 102 St, SW 100 St, SW 98 St, SW 96 St, SW 94 St, SW 92 St, SW 90 St, SW 88 St, SW 86 St, SW 84 St, SW 82 St, SW 80 St, SW 78 St, SW 76 St, SW 74 St, SW 72 St, SW 70 St, SW 68 St, SW 66 St, SW 64 St, SW 62 St, SW 60 St, SW 58 St, SW 56 St, SW 54 St, SW 52 St, SW 50 St, SW 48 St, SW 46 St, SW 44 St, SW 42 St, 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C. Land Use Plan





 3 FLOORS MIN., 8 FLOORS MAX. \*

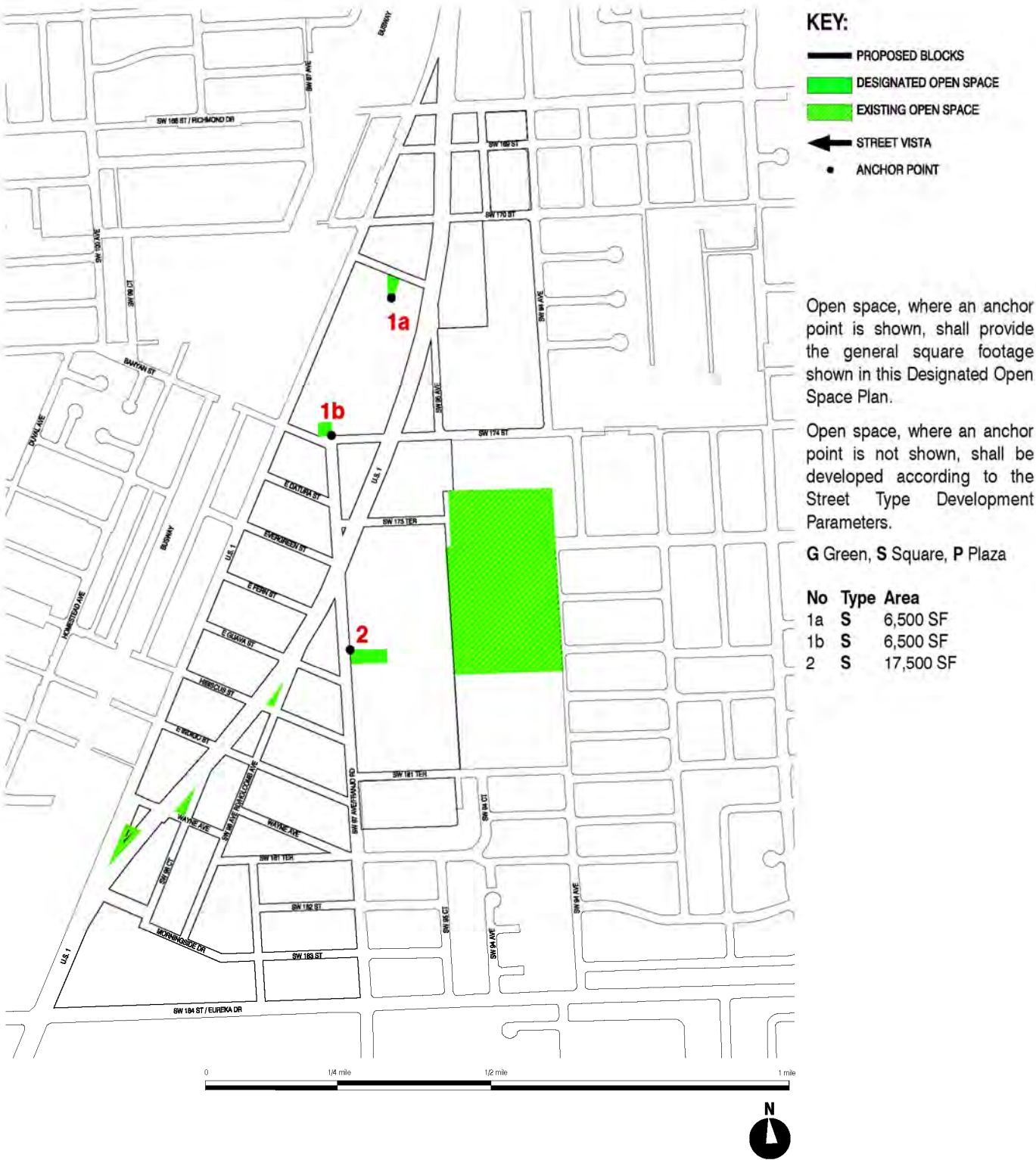
 2 FLOORS MIN., 5 FLOORS MAX.

 2 FLOORS MIN., 4 FLOORS MAX.

 3 FLOORS MAX.

\*The floorplate of each of the 7th and 8th floors shall be no greater than 50 percent of the floorplate of the 6th floor.

E. Designated Open Space Plan



Note: New street allocations are based on the charrette illustrative plan and are approximate.



G. Bike Route Plan





Section 5. Section \_\_\_\_\_.5 of the Code of Palmetto Bay, Florida is hereby created as follows:

Sec. \_\_\_\_\_.5. Building Placement and Street Type Development Parameters

- A. All new development and redevelopment within the FTICI shall comply with the Building Placement and Design Parameters as provided in this section.
- B. Unless otherwise provided by the Building Placement and Design Parameters in this section, the following front and side street setbacks shall be required within the FTICI:

Street type	Required Setback	
	Core	Center
U.S. 1	6 feet	6 feet
Main Street	6 feet	6 feet
Minor Street	10 feet	6 feet
Service Road	0 feet	0 feet
Pedestrian Passage	0 feet	0 feet



<b>MIXED-USE</b> (MM, MC, BO, MN) <b>CORE/CENTER</b>	
<b>BUILDING PLACEMENT</b>	<p>PL: Property Line  Min: Minimum  Max: Maximum  Req: Required</p> <p>— Build to Line  - - - Property Line  ▨ Colonnade  ▧ Habitable Space  ▩ Parking and/or allowable building area</p> <p>0' Min. except 30' Min. above 2nd story when abutting Center Sub-district</p> <p>Interior Side  Front Property Line  Side Street  SERVICE ROAD</p> <p>0' setback  Setback determined by Frontage Table  20' Min.  10' Min. Colonnade where provided  Setback determined by Frontage Table  0' Min.</p>
<b>LAND USES</b>	Applies to areas designated MM, MC, BO, and MN. For permitted uses refer to Sec. _____.3.
<b>BUILDING FRONTAGE</b>	100 Percent Minimum at build-to line in the Core Sub-district; 80 percent minimum at build-to line in the Center Sub-district. Minimum frontage requirement applies along the front property line only.
<b>PARKING</b>	All on-site parking shall be accessed from the service road or adjacent minor street. Up to 60% of required parking may be provided off site within a 500' radius.
<b>SETBACK</b>	The interior side/rear setbacks shall be as shown above. Front and side street setbacks as provided in Frontage Table; see Sec. _____.5.
<b>OTHER ELEMENTS</b>	<p>The front setback, where required, shall be hard surfaced and finished to match the adjoining sidewalk. A minimum of 5' clear width within the setback shall be kept unobstructed for pedestrians. Weather protection elements shall be provided on the building facade.</p> <p>Colonnades where provided shall be a minimum of 10' deep. The colonnade depth shall not exceed the colonnade height. The exterior of the colonnade shall be no closer than 5' to the curb line.</p> <p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.</p>

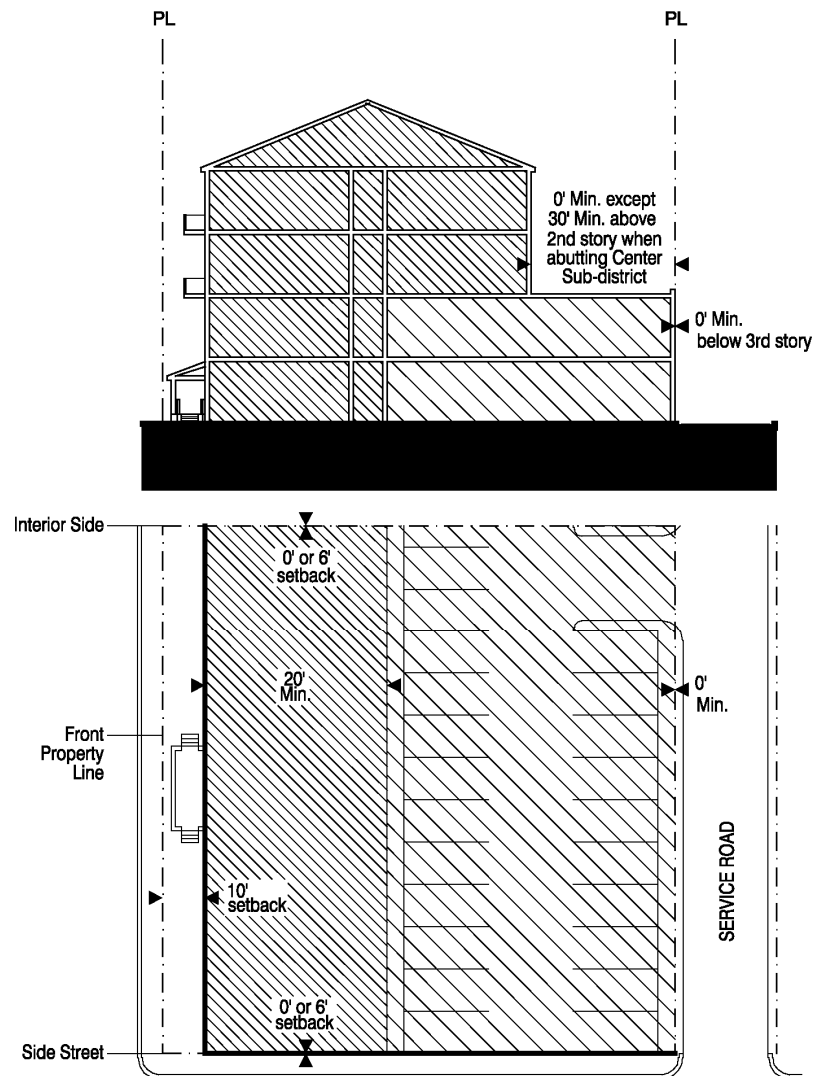
## MIXED-USE NEIGHBORHOOD (MN)

### CORE/CENTER (APARTMENTS)

#### BUILDING PLACEMENT

PL: Property Line  
 Min: Minimum  
 Max: Maximum  
 Req: Required

— Build to Line  
 - - - Property Line  
 Habitable Space  
 Parking and/or allowable building area



#### LAND USES

Applies to areas designated MN developed as apartments. For permitted uses refer to Sec. \_\_\_\_\_.3.

#### BUILDING FRONTAGE

80 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.

#### PARKING

All on-site parking shall be accessed from the service road or adjacent minor street. Up to 60% of required parking may be provided off site within a 500' radius.

#### SETBACK

The side setback shall be 0' or 6' in order to implement urban design principles. The front and rear setback shall be as shown above.

#### OTHER ELEMENTS



The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

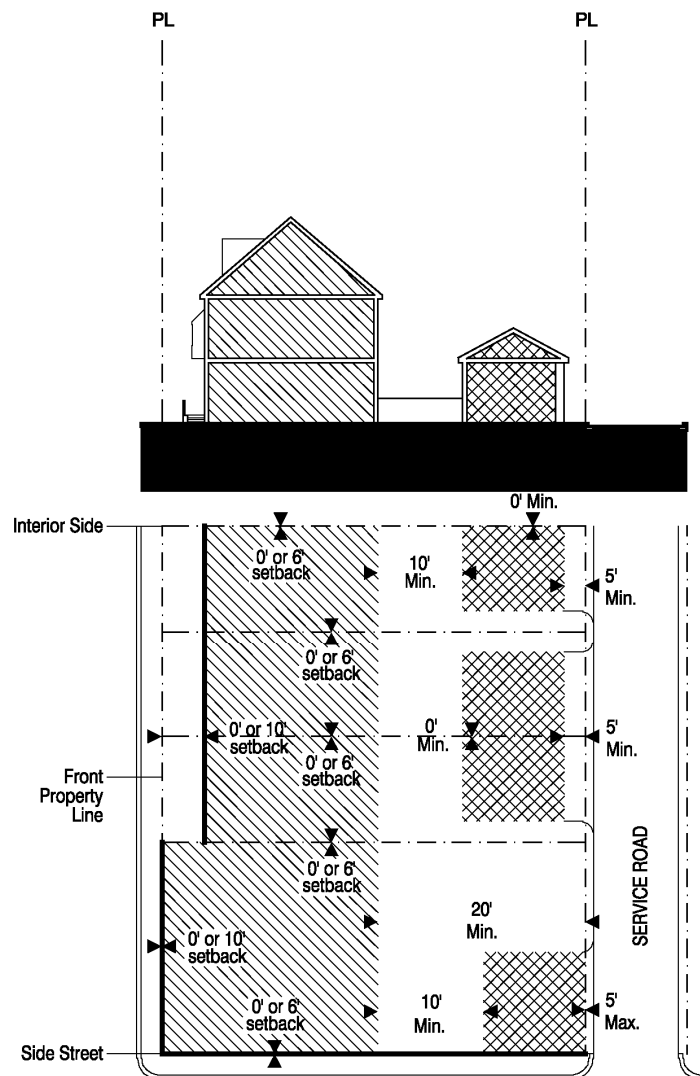
## MIXED-USE/LIVE-WORK NEIGHBORHOOD (MN, LW)

### CORE/CENTER (LIVE-WORK)

#### BUILDING PLACEMENT

PL: Property Line  
 Min: Minimum  
 Max: Maximum  
 Req: Required

— Build to Line  
 - - - Property Line  
 Habitable Space  
 Parking and/or allowable building area



#### LAND USES

Applies to areas designated MN and LW developed as live-work units. For permitted uses refer to Sec. \_\_\_\_\_.3.

#### BUILDING FRONTAGE

80 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.

#### PARKING

All on-site parking shall be accessed from the service road or adjacent minor street. Up to 60% of required parking may be provided off site within a 500' radius.

#### SETBACK

The side setback shall be 0' or 10' in order to implement urban design principles. The front and rear setback shall be as shown above.

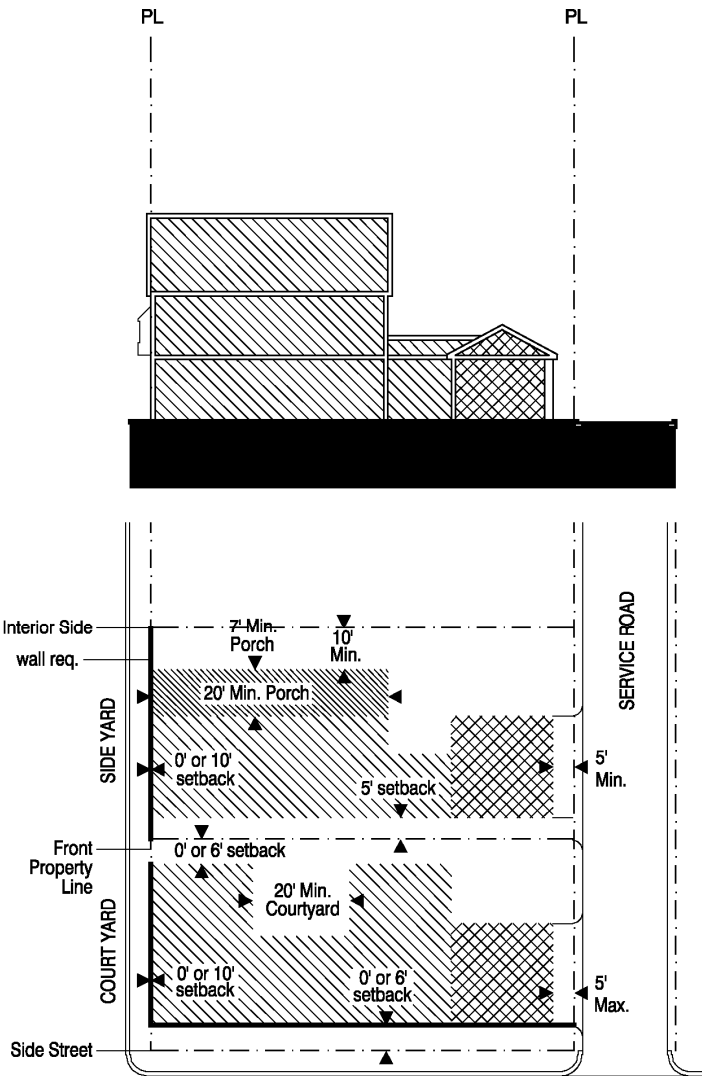
#### OTHER ELEMENTS

Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

**MIXED-USE/LIVE-WORK NEIGHBORHOOD (MN, LW)**  
**CORE/CENTER (SIDEYARD OR COURTYARD)**

**BUILDING PLACEMENT**

- PL: Property Line  
Min: Minimum  
Max: Maximum  
Req: Required
- Build to Line  
- - - Property Line  
▨ Required Porch  
▧ Habitable Space  
▩ Accessory Building/Dwelling/Parking Area



<b>LAND USES</b>	Applies to areas designated MN and LW developed as Courtyard or Sideyard Houses. For permitted uses refer to Sec. _____.3.
<b>BUILDING FRONTAGE</b>	65 Percent Minimum at build-to line for Courtyard Houses and Sideyard Houses. Minimum frontage requirement applies along the front property line only.
<b>PARKING</b>	For Sideyard and Courtyard Houses all on-site parking shall be accessed from the service road.
<b>SETBACK</b>	For Courtyard Houses, the side setback shall be 0' or 6' in order to implement urban design principles. The front setback shall be 0' or 10' in order to implement urban design principles. The rear setback shall be as shown above.
<b>OTHER ELEMENTS</b>	The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

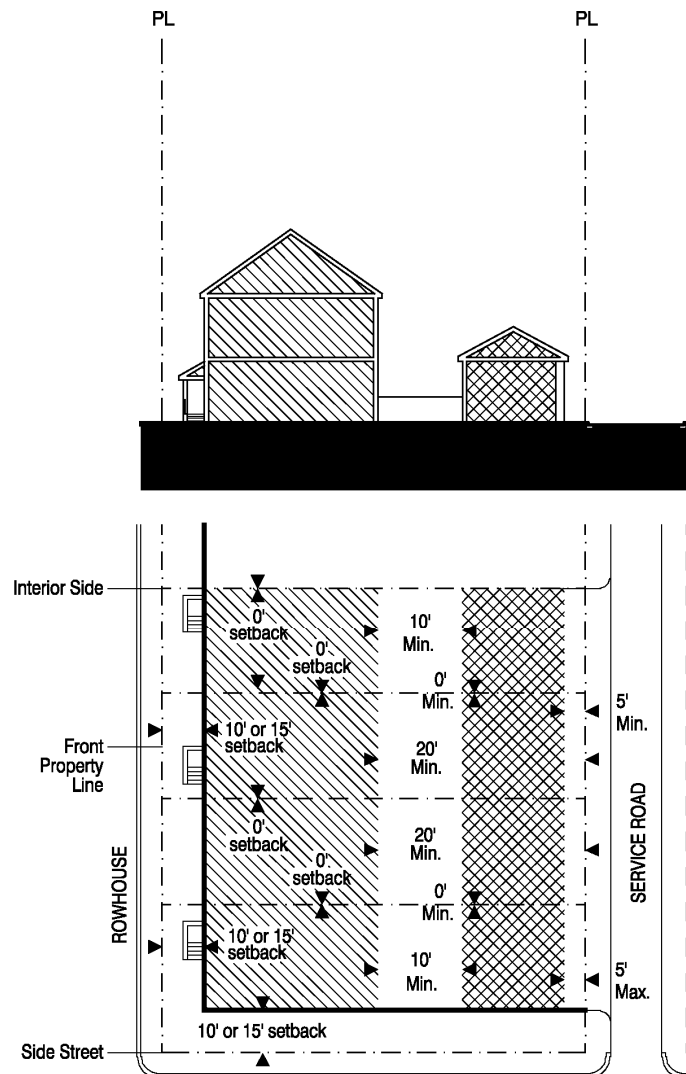
## MIXED-USE/LIVE-WORK NEIGHBORHOOD (MN, LW)

### CORE/CENTER (ROWHOUSE)

#### BUILDING PLACEMENT

PL: Property Line  
 Min: Minimum  
 Max: Maximum  
 Req: Required

— Build to Line  
 - - - Property Line  
 ▨ Habitable Space  
 ▩ Accessory Building/Dwelling/Parking Area



#### LAND USES

Applies to areas designated MN and LW developed as Rowhouses. For permitted uses refer to Sec. \_\_\_\_\_.3.

#### BUILDING FRONTAGE

100 percent at build-to line except at end of building groups.  
 Minimum frontage requirement applies along the front property line only.

#### PARKING

For Rowhouses all on-site parking shall be accessed from the service road.

#### SETBACK

The front setback shall be 10' or 15' in order to implement urban design principles. The rear and side setback shall be as shown above.

#### OTHER ELEMENTS



The front setback shall be landscaped.  
 Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

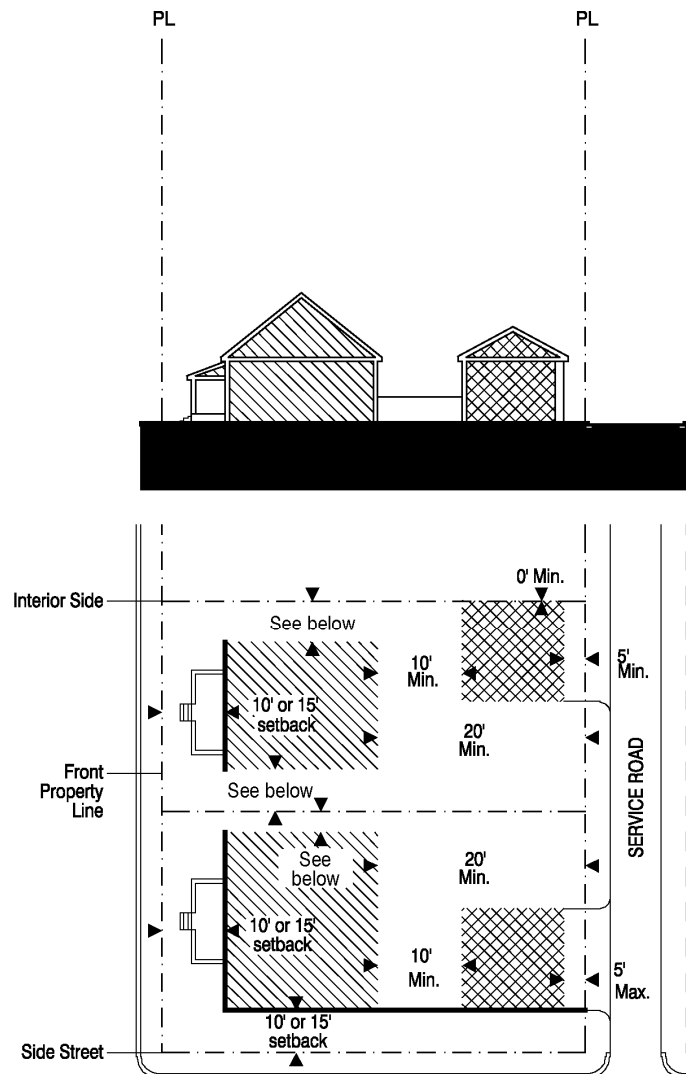
## LIVE-WORK NEIGHBORHOOD (LW)

### CENTER (SINGLE FAMILY DETACHED)

#### BUILDING PLACEMENT

PL: Property Line  
 Min: Minimum  
 Max: Maximum  
 Req: Required

— Build to Line  
 - - - Property Line  
 Habitable Space  
 Accessory Building/Dwelling/Parking Area



#### LAND USES

Applies to areas designated LW developed as single-family detached dwellings. For permitted uses refer to Sec. \_\_\_\_\_.3.

#### BUILDING FRONTAGE

40 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.

#### PARKING

All on-site parking shall be accessed from the service road where provided.

#### SETBACK

The front setback shall be 10' or 15' in order to implement urban design principles. For lots with frontage between 50 and 75 feet the minimum side setback shall be 10% of the lot frontage; for lots with frontage greater than 75 feet the side setback shall be a minimum of 7.5 feet. The rear setback shall be as shown above.

#### OTHER ELEMENTS

The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

## LIVE-WORK NEIGHBORHOOD (LW)




### CENTER (SINGLE FAMILY DETACHED WITHOUT SERVICE ROAD)

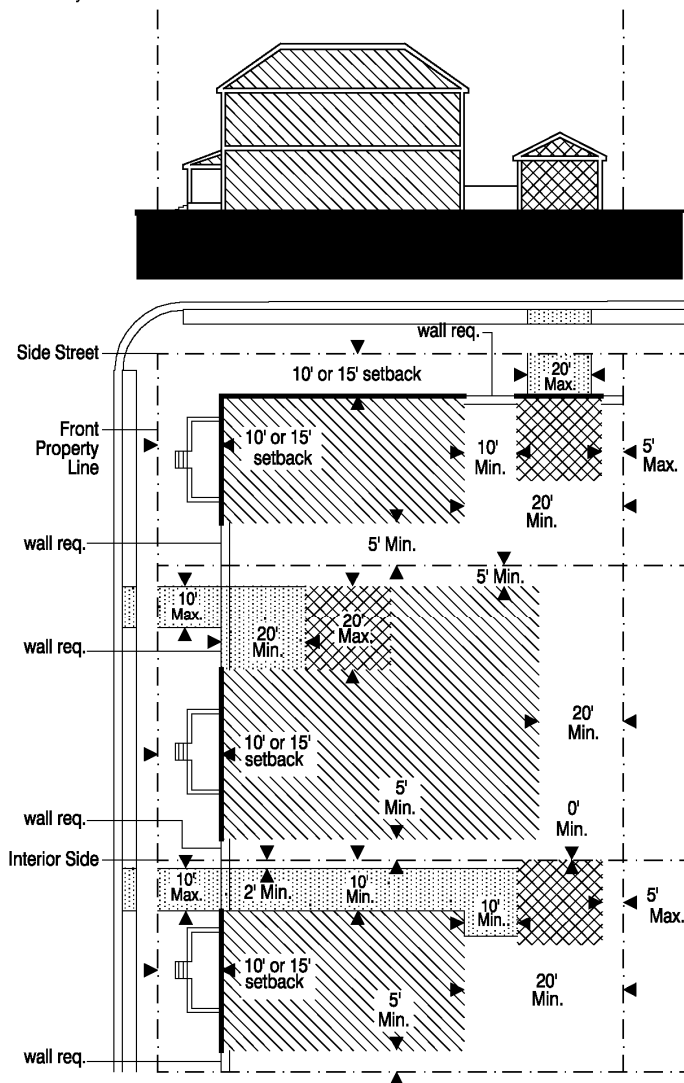
#### BUILDING PLACEMENT

Lots &gt; or = 50' Only

PL

PL: Property Line  
 Min: Minimum  
 Max: Maximum  
 Req: Required

— Build to Line  
 - - - Property Line  
 Habitable Space  
 Accessory Building/Dwelling/Parking Area  
 Driveway



#### LAND USES

Applies to areas designated LW where a service road is not provided and for lots greater than or equal to 50'. For permitted uses refer to Sec. \_\_\_\_\_.3.

#### BUILDING FRONTAGE

60 percent minimum at build-to line on all frontages. The garage shall not count toward the frontage requirements. Minimum frontage requirement applies along the front property line only.

#### PARKING

All on-site parking for single family detached units on lots greater or equal to 50 feet wide and in the Edge Sub-district only, shall be accessed from the service road or from the street as shown above.

#### SETBACK

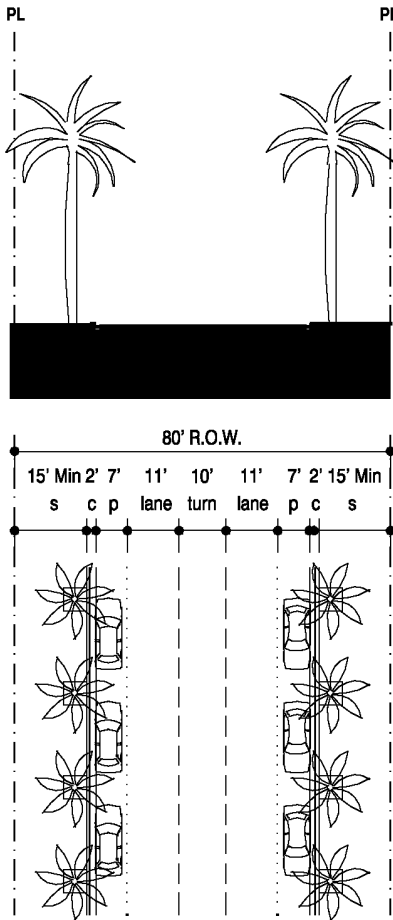
The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setbacks shall be as shown above.

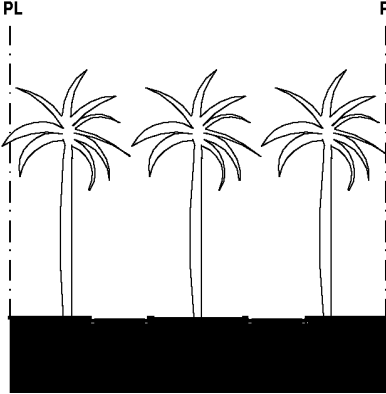
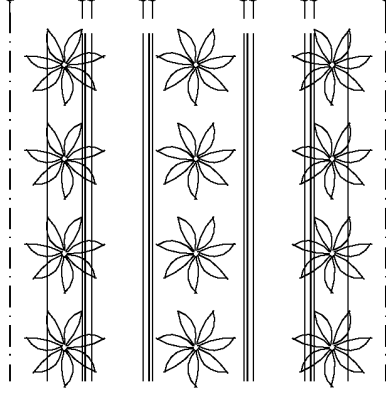
#### OTHER ELEMENTS

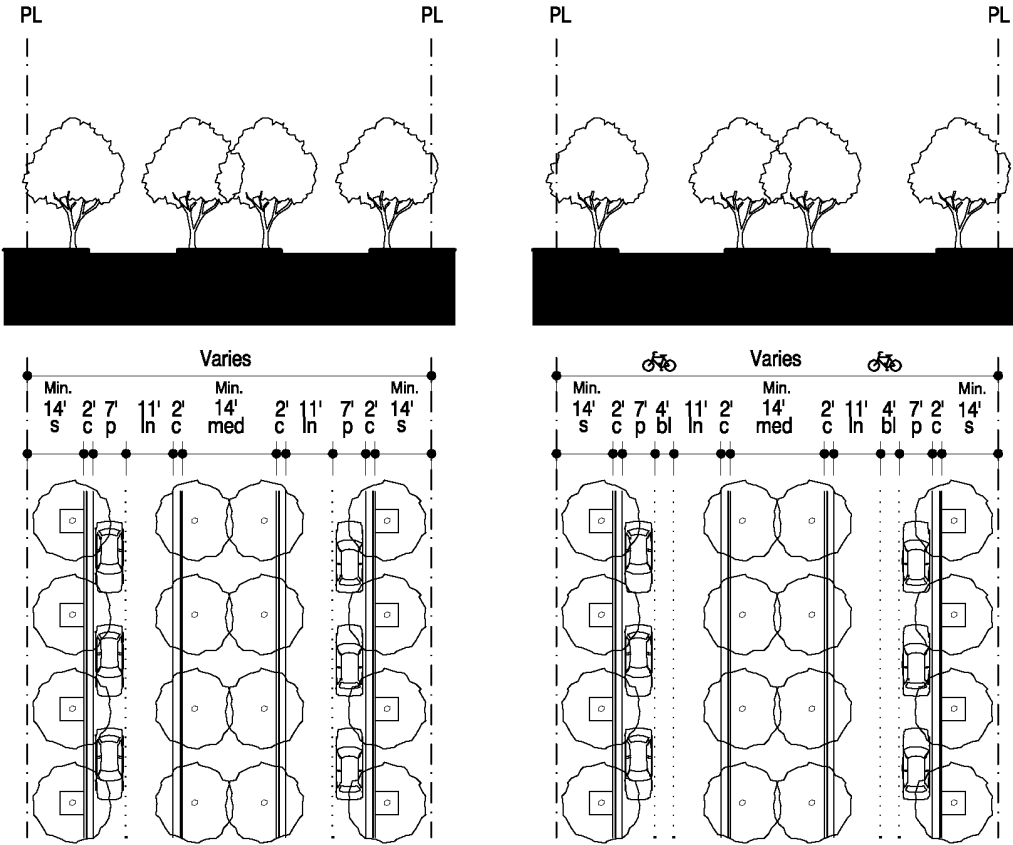
Where a driveway intersects a sidewalk, the sidewalk shall remain at a continuous level.

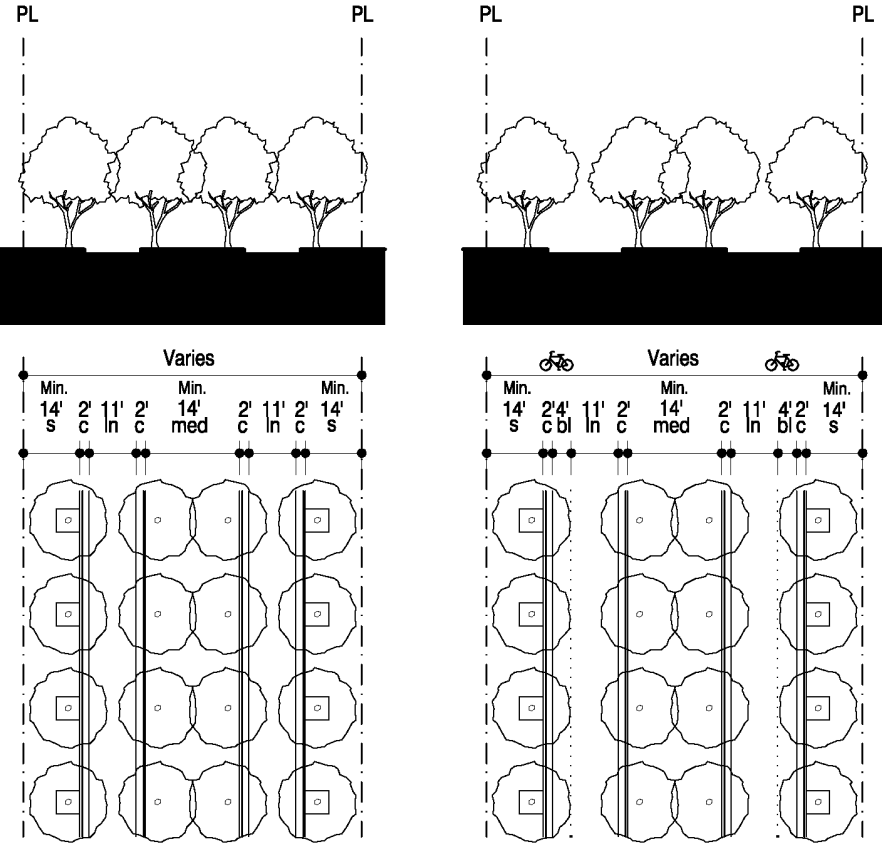


- A. The following diagrams establish the Street Type Parameters by sub-district.

STREET TYPE 9	<b>MAIN STREET</b> (Parking Both Sides) <b>CORE</b>
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  - - - - - Property Line	 <p>The diagram illustrates a street section with a total Right-of-Way (R.O.W.) of 80 feet. It shows a symmetrical layout with two palm trees at the top, each within a 15-foot minimum sidewalk area. Below the trees are two 11-foot lanes separated by a 10-foot turn lane. The bottom section shows a detailed view of the sidewalk and parking areas, including a 7-foot minimum parking area, a 2-foot curb and gutter, and a 15-foot minimum sidewalk. The diagram also includes a property line and a colonnade area.</p>
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 6' continuous landscape strip.
<b>PARKING</b>	On-street parking shall count towards the minimum required parking.
<b>OTHER ELEMENTS</b>	Where a colonnade is provided on the ground floor the sidewalk shall be 5' maximum along the building side only. If additional traffic lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional traffic lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

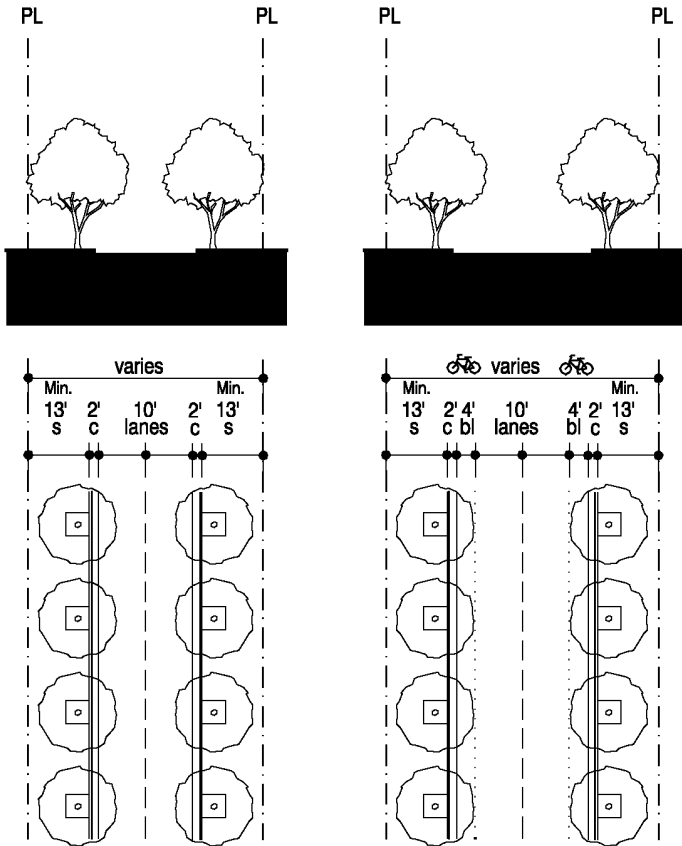
STREET TYPE 9	
MAIN STREET CENTER	
STREET SECTION	<div><div><div>Key:</div><div>s: sidewalk</div><div>g: green</div><div>c: curb and gutter</div><div>ln: lane</div><div>med: median</div><div>p: parking</div><div>bl: bike lane</div><div>col: colonnade</div><div>PL: property line</div><div>Min: Minimum</div><div>Max: Maximum</div><div>Req: Required</div><div>Ded: Dedication</div></div><div><div>--- Property Line</div></div></div> <div><div><div>PL</div><div>PL</div><div></div><div><div>80' R.O.W.</div><div>5' Min 8' 2' 11' 2' 10' Min 2' 11' 2' 8' 6' Min</div><div>s g c lane c median c lane c g s</div><div></div></div></div></div>
LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 6' continuous landscape strip.
PARKING	
OTHER ELEMENTS	If additional traffic lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional traffic lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

STREET TYPE 1	<b>BOULEVARD</b> (Parking Both Sides) <b>CORE/CENTER</b>
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  - - - - - Property Line	
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 6' continuous landscape strip.
<b>PARKING</b>	On-street parking shall count towards the minimum required parking.
<b>OTHER ELEMENTS</b>	Where a colonnade is provided on the ground floor the sidewalk shall be 5' maximum along the building side only. On all Boulevard intersections, the median shall have a mountable curb. In the Center sub-district, the sidewalk shall be a minimum of 8' when adjacent to a 6' landscape strip. If additional traffic lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional traffic lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

STREET TYPE 2	BOULEVARD (No Parking) CORE/CENTER
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  - - - - - Property Line	
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 6' continuous landscape strip.
<b>PARKING</b>	N/A
<b>OTHER ELEMENTS</b>	Where a colonnade is provided on the ground floor the sidewalk shall be 5' maximum along the building side only. On all Boulevard intersections, the median shall have a mountable curb. In the Center sub-district, the sidewalk shall be a minimum of 8' when adjacent to a 6' landscape strip. If additional traffic lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional traffic lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

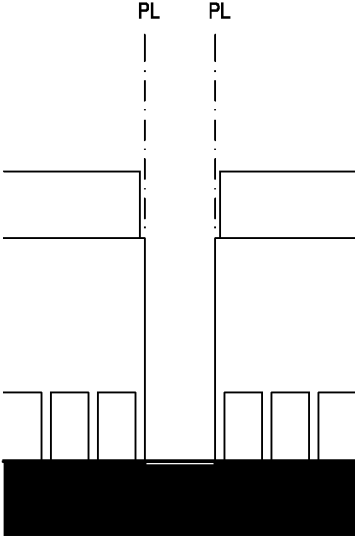
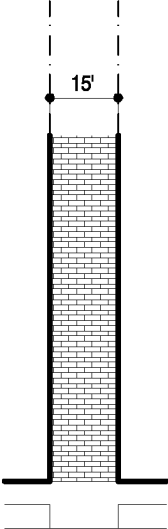
STREET TYPE 3	
MINOR STREET (Parking Both Sides)	
CORE/CENTER	
STREET SECTION	<div><div><div>Key:</div><div>s: sidewalk</div><div>g: green</div><div>c: curb and gutter</div><div>ln: lane</div><div>med: median</div><div>p: parking</div><div>bl: bike lane</div><div>col: colonnade</div><div>PL: property line</div><div>Min: Minimum</div><div>Max: Maximum</div><div>Req: Required</div><div>Ded: Dedication</div><div><div>Property Line</div></div></div><div><div><div>PL</div><div></div><div>PL</div><div></div></div><div><div><div>PL</div><div></div><div>PL</div><div></div></div><div><div><div>varies</div><div><div>Min. 14' s</div><div>2' c</div><div>7' p</div><div>10' lanes</div><div>7' p</div><div>2' c</div><div>Min. 14' s</div></div><div></div></div><div><div><div> varies </div><div><div>Min. 14' s</div><div>2' c</div><div>7' p</div><div>4' bl</div><div>10' lanes</div><div>4' bl</div><div>7' p</div><div>2' c</div><div>Min. 14' s</div></div><div></div></div></div></div></div></div></div>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 6' continuous landscape strip.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>Where a colonnade is provided on the ground floor the sidewalk shall be 5' maximum along the building side only. In the Center sub-district, the sidewalk shall be a minimum of 8' when adjacent to a 6' landscape strip. If additional traffic lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional traffic lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.</p>

STREET TYPE 4	
MINOR STREET (Parking One Side)	
CORE/CENTER	
STREET SECTION	<div><div><div>Key:</div><div>s: sidewalk</div><div>g: green</div><div>c: curb and gutter</div><div>ln: lane</div><div>med: median</div><div>p: parking</div><div>bl: bike lane</div><div>col: colonnade</div><div>PL: property line</div><div>Min: Minimum</div><div>Max: Maximum</div><div>Req: Required</div><div>Ded: Dedication</div><div><div>Property Line</div></div></div><div><div><div><div>PL</div><div></div></div><div><div>PL</div><div></div></div><div><div>PL</div><div></div></div><div><div>PL</div><div></div></div></div><div><div><div><div>Min. 10' 2' 10' 7' 2' 9' Min.</div><div>s c lanes p c s</div><div></div></div><div><div><div>Min. 10' 2' 4' 10' 4' 7' 2' 9' Min.</div><div>s c bl lanes bl p c s</div><div></div></div></div></div></div></div></div>
LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 4' continuous landscape strip.
PARKING	On-street parking shall count towards the minimum required parking.
OTHER ELEMENTS	Where a colonnade is provided on the ground floor the sidewalk shall be 5' maximum along the building side only. In the Center sub-district, the sidewalk shall be a minimum of 5' when adjacent to a 4' landscape strip. If additional traffic lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional traffic lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

STREET TYPE 5	<div>MINOR STREET (No Parking)</div> <div>CORE/CENTER</div>
<b>STREET SECTION</b>  <b>Key:</b> s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication  - - - - - Property Line	
<b>LANDSCAPE/ OPEN SPACE</b>	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 5' continuous landscape strip.
<b>PARKING</b>	N/A
<b>OTHER ELEMENTS</b>	Where a colonnade is provided on the ground floor the sidewalk shall be 5' maximum along the building side only. In the Center sub-district, the sidewalk shall be a minimum of 8' when adjacent to a 5' landscape strip. If additional traffic lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional traffic lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.



SERVICE ROAD (In all land use areas)	
STREET TYPE 7	CORE/CENTER
<div>STREET SECTION</div> <div><div>Key:</div><div>s: sidewalk</div><div>g: green</div><div>c: curb and gutter</div><div>ln: lane</div><div>med: median</div><div>p: parking</div><div>bl: bike lane</div><div>col: colonnade</div><div>PL: property line</div><div>Min: Minimum</div><div>Max: Maximum</div><div>Req: Required</div><div>Ded: Dedication</div><div><div>--- Property Line</div></div></div>	<div><div>PL</div><div>PL</div><div><div></div></div><div>24' ROW</div><div><div>2'</div><div>20' lanes</div><div>2'</div></div><div><div></div><div></div></div></div>
LANDSCAPE/ OPEN SPACE	N/A
PARKING	All on-site parking shall be accessed from the service road.
OTHER ELEMENTS	Multi-story garages, parking courts, and surface parking lots are permitted along service roads only. Accessory dwellings, single family garages and accessory buildings are permitted along service roads in all Sub-districts.

PEDESTRIAN PASSAGE	
STREET TYPE 8	CORE/CENTER
<div>STREET SECTION</div> <div><div>Key:</div><div>s: sidewalk</div><div>g: green</div><div>c: curb and gutter</div><div>ln: lane</div><div>med: median</div><div>p: parking</div><div>bl: bike lane</div><div>col: colonnade</div><div>PL: property line</div><div>Min: Minimum</div><div>Max: Maximum</div><div>Req: Required</div><div>Ded: Dedication</div><div><div>--- Property Line</div></div></div>	<div><div><div>PL</div><div>PL</div></div><div><div>15'</div></div></div>
LANDSCAPE/ OPEN SPACE	Landscape shall meet all requirements of Chapter 18-A of this Code and this Article. Trees are optional and shall be planted in a 5' x 5' tree grate or individual planter.
PARKING	N/A
OTHER ELEMENTS	<div>For mixed-use buildings only, a minimum of 50 percent of building frontage shall be required along the passage.</div> <div>The setback along the passage shall be 0'.</div> <div>The hard surfaced area shall be 15' and enhanced with a material different from the sidewalk.</div> <div>The pedestrian passages are optional and shall be interconnected with the sidewalks and public open spaces and provide pedestrian access to parking areas, through blocks, from street to street.</div>





Section 6. Sec. \_\_\_\_\_.99.4 of the Code of Palmetto Bay, Florida, is hereby created as follows:

Sec. \_\_\_\_\_.6. General Requirements.

Setbacks, building frontage, and building placement shall be as set forth in the Building Placement and Design Parameters in section \_\_\_\_\_.99.3 of this code, except as specifically provided herein.

A. Lots and blocks. The following shall be required:

<b>Minimum Lot Requirements</b>		
	<b>Size (Square Feet)</b>	<b>Frontage (Feet)</b>
Rowhouse	1,200	20
Courtyard house and Sideyard house	3,000	35
Single-family detached	5,000 * 4,375 **	50
Live-work units	1,700	20 (max 40)
Irregularly shaped lots		15 (***)
All lots shall share a frontage line with a street or an open space		
(*) when service roads are not provided. (**) when service roads are provided. (***)such lots shall be located only at the end of a series of lots.		
<b>Maximum Block Requirements</b>		
	<b>Length (Feet)</b>	
Maximum length (+)	500	
(+ ) unless otherwise provided in the Regulating Plans.		

B. Buildings.

1. Storefronts shall be provided on the first floor of mixed-use buildings, and shall be directly accessible from a street frontage or an open space as follows:
  - a. For properties with two or more frontages, storefronts shall be located on a minimum of two frontages, with priority given to frontages on an open space and the highest ranking street.
  - b. Storefronts shall have a transparent clear glazed area of not less than 70 percent of the facade area. The first floor shall be occupied by habitable uses that generate pedestrian activity and provide surveillance of the street. Ground floor windowsills shall be placed at a minimum height of 24 inches and a maximum of 48 inches above grade. Security enclosures, if any, shall be of the mesh type that pedestrians can see through, and shall be located behind storefront displays.
2. All colonnades shall comply with the following:
  - a. Finished floor elevation of the colonnade shall match the adjoining sidewalk.
  - b. Colonnades shall have a minimum clear height of 10 feet (including lighting) and a minimum clear width of 10 feet (on the first floor from build-to line to exterior building face, excluding supporting structures). Awnings shall be permitted but shall not count towards the required colonnades. Colonnades shall not cause roof drainage into the public right-of-way. Colonnades shall be attached to buildings. In no instance shall the depth of a colonnade exceed the colonnade's height.
  - c. Free-standing colonnades shall not satisfy the build-to line requirement.
3. A minimum of 30% of all first floor streetwalls shall be fenestrated with windows. Mirror type glass shall be prohibited. All glazing shall be of a type that permits view of human activities and spaces within the structure. Colonnade column spacing, windows, and doors shall be proportioned such that the height of each opening is greater than its width. At least 50 percent of the area of security screens and gates shall be transparent.

4. In the Core and Center Sub-districts, the build-to line shall be maintained in accordance with the Building Placement and Design Parameters, except that the building may be set back up to 25 feet to accommodate a forecourt.
5. The height of an accessory building shall not exceed the height of the principal building.
6. An open, covered, or paved connection between a principal building and an accessory building may be built within the minimum required 10-foot spacing as shown in the Building Placement and Design Parameters.
7. Awnings, balconies, stoops, stairs, open porches, and bay windows shall be permitted to extend into the minimum required setbacks, to a maximum of:

	<b>Front Setback, Side Street Setback</b>		<b>Interior Side</b>
	<b>In a setback of 10 feet or less</b>	<b>In a setback of greater than 10 feet</b>	
<b>Bay windows</b>	3 feet	3 feet	3 feet
<b>Balconies</b>	6 feet	6 feet	3 feet
<b>Awnings</b>	6 feet	6 feet	3 feet
<b>Stoops</b>	6 feet	6 feet	3 feet
<b>Stairs</b>	6 feet	8 feet	3 feet
<b>Porches</b>	6 feet	8 feet	3 feet

Roof eaves, chimneys, signs, and ramps may encroach into all setbacks. Porticoes, canopies, and colonnades shall be guttered, and drainage shall be deposited onsite.

8. Where a 0-foot setback is permitted, roof eaves, bay windows and balconies may encroach beyond the property line a maximum of 3 feet, except when abutting private property. Awnings may encroach into the rights-of-way but shall not extend into the street more than 6 inches from the face of the curb. All right-of-way encroachments shall be a minimum of 11 feet above the sidewalk.

9. Accessory buildings shall be permitted to have balconies or bay windows that encroach a maximum of 3 feet into the rear yard setback.
  10. Service areas shall be screened and located out of the view from adjacent properties or from the street.
  11. The primary entrance of a building shall provide access to a public right-of-way or an open space. The primary entrance to the upper levels of mixed-use building with colonnades shall be through the colonnaded area along the front property line.
  12. Each story shall have a maximum height of 16 feet, as measured from floor to floor. Any height above 16 feet shall count as an additional story, except that a single story may have a maximum height of 30 feet, provided that no mezzanine area exceeds 10 percent of the floor area of that story.
  13. A live-work unit shall have two components: a workshop and a residential unit. The workshop shall be located on the first floor and shall be directly accessible from the primary street frontage or an open space. The workshop's facade shall have a transparent clear glazed area of not less than 70 percent. The primary entrance of the residential component of a live-work unit shall be separate from the workshop component of the unit and shall directly lead to a primary street frontage or an open space.
  14. Rowhouses shall provide a minimum of 15 feet between building groups.
  15. A cornice line shall project a minimum of 2 inches from the front elevation of the structure.
- C. Open Space. Open spaces under this article shall be classified as (1) designated or (2) private open spaces.
1. Designated open spaces shall be subject to the following requirements:



- a. The general location, area, and dimensions shall conform with the Designated Open Space Plan.
- b. Designated open spaces shall include the anchor point depicted on the Regulating Plan, and shall be provided at grade level.
- c. Provided that all other parameters on the Designated Open Space Plan are met and that an individual/developer owns the entire designated open space area and an adjacent area, the final location of the designated open space may be pivoted around its anchor point onto such adjacent area, allowing the area previously designated as open space to be developed as permitted in the land use regulating plan.
- d. Designated open spaces shall be provided in the form of squares, greens, or plazas as provided in the Designated Open Space Plan. Parking lot buffers shall not count towards the designated open space requirement.
- e. No replatting or other land subdivision shall divide property in such a way that required designated open space is avoided or its location changed.
- f. Designated open spaces shall be shaded, and their ground surface shall be a combination of paving materials, lawn, or ground cover.
- g. If a lot or group of lots is designated partially as open space in the Designated Open Space Plan, the portion not designated as open space shall be developable in a contiguous pattern at a density/intensity which will equal the density/intensity permitted by the land use designation for the entire parcel. An additional story above the number of stories permitted by the Sub-districts and Building Heights Plans shall be permitted only to allow the increased density/intensity.
- h. Around designated open spaces, the building's frontage, height and placement shall be in accordance with the Building Placement and Design Parameters.

2. Private open spaces

- a. Private open spaces shall be provided in the form of colonnades, courtyards, terraces, and lawns. Parking lot buffers shall not count towards the open space requirement.

- b. All residential developments, except for multi-family residential and live-work units, shall provide a minimum of 400 square feet of private open space per lot, in the form of courtyards, terraces, and lawns.
- c. All multi-family residential developments, including mixed-use developments, shall reserve a minimum of 10 percent of the site for common, private open space. Colonnades, where required, shall count towards this requirement.
- d. Private open spaces shall be shaded, and their ground surface shall be a combination of paving materials, lawn, or ground cover. Enclosures of private open spaces shall comply with subsection H below.

D. Landscape. Except as provided herein, landscape shall be provided as required by Chapter 18A of this code. In the Core and Center Sub-districts, landscape shall be provided as follows:

- 1. Street trees shall be planted at a maximum of 25 feet average on center, with a minimum 4-inch diameter at breast height.
- 2. Street trees shall not be required when colonnades are being provided along the street.

E. Parking. Except as provided herein, parking shall be provided as required by section 33-124 of this code.

- 1. Multi-story parking garages, parking lots, and on-street parking shall count toward all parking requirements except for the parking requirements of detached single-family residences, courtyard and sideyard houses, rowhouses, or duplexes.
- 2. Parking shall be provided as follows:

<b>Single Family Residential (off-street):</b>
single family detached: 2 spaces/unit
courtyard or sideyard house: 2 spaces/unit
rowhouse: 2 spaces/unit
duplex: 2 spaces/unit
<b>Multi-family Residential:</b>
1.5 spaces/1 bedroom unit
1.75 spaces/2 bedroom unit
2 spaces/3 or more bedroom units
<b>Hotel:</b> 1 space/first 40 guest rooms and 1 additional space/ every 2 guest rooms or suites thereafter
<b>Retail:</b> 1 space/250 square feet of gross floor area
<b>Office:</b> 1 space/300 square feet of gross floor area
<b>Medical Offices:</b> 1 space/250 square feet of gross floor area
<b>Restaurants:</b> 1 space/ 50 square feet of patron area
<b>Institutional:</b> shall comply with section 33-124 of this code.
<b>Live-work units:</b>
(1) residential component: 2 spaces/unit, and
(2) workshop component: 1 space/325 square feet of workshop area
<b>Live-work buildings:</b>
(1) residential component: shall comply with the multi-family residential requirements described in this sub-section , and
(2) work space, non-residential component: shall comply with Sec.section 33-124, Standards, of this code.
<b>Civic uses:</b> shall comply with section 33-284.51(B)(4) of this code.
<b>All other uses</b> shall comply with the parking standards provided in section 33-124 of this code.

3. The combined parking requirement for mixed-use development shall be 90 percent of the total parking otherwise required in this section; provided, however, that in the Core Sub-district, the combined parking required for mixed-use development shall be 80 percent of the total parking otherwise required in this section.
4. Mixed-use developments in the Core and Center Sub-districts may provide up to 60 percent of the required parking off-site, where the off-site parking is located on a minor street and within 500 feet of the development. Any certificate of use for Mixed-use shall immediately terminate in the event such parking area is not available. An applicant for approval of a Mixed-use development with off-site parking shall execute and record in the public records of this Village a declaration of restrictions approved by the Director

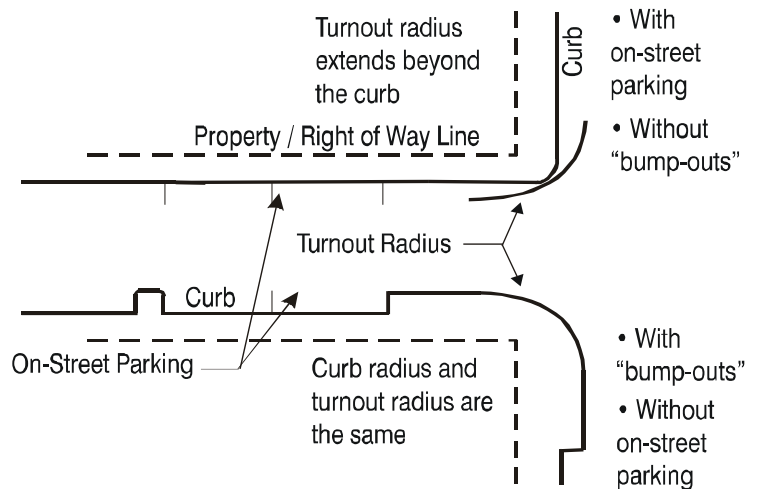
covenanting that such Mixed-use shall cease and terminate upon the elimination of such parking area, and that no Mixed-use requiring such parking shall be made of such property until the required parking area is available and provided.

5. Residential uses on a lot or group of lots entirely or partially designated as open space as provided in section \_\_\_\_\_.6(C) of this code, may provide off-site parking of up to 60 percent of the parking required. This off-site parking shall be located on a minor street and within 500 feet of the development. Such residential uses shall immediately terminate in the event such parking area is not available. An applicant for approval of a development with off-site parking shall execute and record in the public records of this Village a declaration of restrictions approved by the Director covenanting that such residential use shall cease and terminate upon the elimination of such parking area, and that no residential use requiring such parking shall be made of such property until the required parking area is available and provided.
6. Individual parking garages for single-family homes shall count towards the parking requirement.
7. Parking for individuals with disabilities shall comply with the Florida Building Code.
8. Parking for persons transporting strollers shall comply with section 33-122.2 of this code.
9. Except for detached single-family homes, courtyard or sideyard houses, rowhouses, and duplexes, all parking may be in the form of multi-story parking garage structures or parking lots which shall be provided in the rear or on one side of the building, screened from public right-of-way. Parking is not permitted in the front setback.
10. Multi-story parking garage structures shall be screened along all frontages, except along a service road or minor street, by a liner building containing a minimum depth of 20 feet of habitable space. Surface parking lots shall be located to the rear of buildings. Parking lots shall be screened along all frontages, except rear.
11. Parking lots shall provide for vehicular connectivity to adjacent parking areas.

F. Streets, service roads and utilities.

1. All streets shall be located according to the New Streets Plan and the Street Type Development Parameters. All new B streets and Pedestrian Passages shall be in the same general location as shown on the New Streets Plan and may be modified only with respect to alignment and orientation provided that the final alignment and orientation are in keeping with the principles of good urban design. All streets shall allow general public access. Privately built streets shall provide an approved plat restriction to allow general public access. No gates that impede through traffic are permitted along A or B streets. No new B streets or Pedestrian Passages shall be deleted.
2. The Director shall approve the modification of A or B streets if the following conditions are satisfied:
  - a. The modification has been approved by the Director of Public Works who shall review the proposed modification for traffic and safety issues.
  - b. The modification does not diminish the general size and location of an open space shown in the Designated Open Space Plan.
  - c. The modification maintains connectivity to the surrounding area.
  - d. The modification enhances pedestrian safety.
  - e. The modification is compatible with the surrounding area.
  - f. The modification allows for the appropriate use of private property.
3. The design of new streets and modifications of existing streets shall comply with the following requirements:
  - a. Street rights-of-way shall be in accordance with the Street Type Development Parameters.
  - b. All streets and service roads shall connect to other streets or service roads. Cul-de-sacs, T-turnarounds, and dead end streets shall be prohibited.
  - c. All sidewalks shall provide the following:
    - (1) Minimum width of 6 feet, unless a different width is required by the Street Development Parameters;
    - (2) Minimum unobstructed area of 60 inches;
    - (3) Where a colonnade is required, free and clear use of a continuous unobstructed area of at least 60 inches within the colonnade; and

- (4) No utility poles, fire hydrants or any other temporary or permanent structures within the unobstructed area.
- d. Where on-street parking is provided, parking lanes shall be no closer than 25 feet from the intersection measured from the outermost corner of the nearest corner property line
- e. Maximum curb radii at intersections shall comply with the following:



Sub-district; Street Type	With On-Street Parking, without Bump- out	With Bump- Out	Without On- Street Parking
All Sub-districts; County and State Arterials*	15'	34'-6"	34'-6"
All Sub-districts; County Collectors*	15'	20' curb radii 25' clear zone	20' curb radii 25' clear zone
Core Sub-district; All other streets	15'	20' curb radii 25' clear zone	20' curb radii 25' clear zone
Center Sub- district; All other streets	15'	15' curb radii 25' clear zone	15' curb radii 25' clear zone
* Roadway Classifications as designated in the Transportation Element of the Miami-Dade County Comprehensive Development Master Plan.			

- f. Curb and gutters shall be provided as follows:

- (1) All Sub-districts: At all intersections and roadway edges of arterials, boulevards and Main Street.
  - (2) Core and Center Sub-districts: At all intersections and roadway edges of minor streets.
- g. Utilities other than fire hydrants shall run underground.
  - h. Buildings placed at the end of a Street Vista may provide one additional story above that otherwise permitted by the Building Height Regulating Plan; such additional story shall occupy up to 15% of the floor area of the story immediately below.
  - i. Service roads may occur within buildings.
  - j. Service road access from the front property line shall be limited to 1 point of access for every 250 feet of frontage.

G. Street Lighting. Street lighting shall comply with the following:

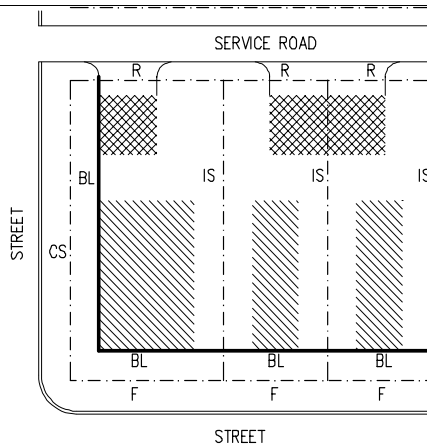
1. Street lighting shall be provided in these areas: commercial and live-work unit driveways and parking areas, sidewalks and pedestrian passages, commercial establishment entryways, recreation areas, and multi-family residential common areas and entryways.
2. Outdoor lighting of these areas shall comply with section 33-4.1 of this code.
3. All light fixtures shall be of a pedestrian scale, with a maximum height of 18 feet and a maximum spacing between fixtures of 40 feet.
4. The type and spacing of light fixtures shall be approved by the Department of Public Works. Approval shall be based on uniformity of types, location, right-of-way width, and luminosity.
5. Weather and vandalism resistant covers shall protect all light fixtures.
6. Streetlamps shall be installed on both sides of streets.
7. Cobra-head lights shall not be permitted.

H. Walls, fences, and hedges. The following shall be permitted:

Location	Type and Material	Spacing	Height	Transparency
Around perimeter of designated open space	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Posts and Pillars: Max. 10' Apart	Max. 3'-6" (*)	75% Minimum
	Hedges and shrubs	Max. 30" O.C.	At time of planting Min. 18"	N/A
		Max. 48" O.C.	Max. 3'-6"	
In front of the build-to-line (BL), Along front (F), corner side (CS), interior side (IS), and rear (R) property lines	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Posts and Pillars: Max. 10' Apart	Max. 3'-6" (*)	75% Minimum
	Hedges and shrubs	Max. 30" O.C.	At time of planting Min. 18"	N/A
		Max. 48" O.C.	Max. 3'-6"	
Behind the build-to-line (BL), Along interior side (IS) and rear (R) property lines	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	N/A	Min. 48" Max. 72"	75% Maximum
	Hedges and Shrubs	Max. 30" O.C.	At time of planting Min. 18"	N/A
		Max. 48" O.C.	Max. 72"	
	Chain Link	N/A	Min. 60" Max. 72"	N/A
Along the build-to-line (BL)	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Posts and Pillars: Max. 10' Apart	Min. 48" Max. 72"	25% Maximum
	Hedges and shrubs	Max. 30" O.C.	At time of planting Min. 18"	N/A
		Max. 48" O.C.	Max. 72"	
Parking Areas Along Streets	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Posts and Pillars: Max. 10' Apart	Min. 3'-6" (*)	25% Maximum



Location	Type and Material	Spacing	Height	Transparency
	Hedges and shrubs	Max. 48" O.C.	At time of planting Min. 3'-6"	N/A
Construction Areas	Chain Link	N/A	N/A	N/A
Industrial Areas Along B Streets Only	Chain Link	N/A	N/A	N/A
(*) excluding decorative elements of posts and pillars not to exceed 12" in height.				

**Note:**

Hedges and shrubs shall be subject to Chapter 18-A of this code.

Where a wall or fence is used for screening parking areas along streets a 5-foot landscape strip shall be required in front of the wall or fence.

The maximum spacing for pillars and posts shall apply except along driveways.

- I. Outdoor uses/enclosed uses. All uses shall be conducted within completely enclosed buildings, except outdoor uses expressly permitted in this article. Materials and products may be stored within an enclosed building or within an area completely enclosed within walls having a life expectancy of 20 years or more from the date of installation. Storage shall not be visible above the height of the walls. Commercial trucks shall be stored or parked within an enclosed building or an area enclosed by a fence, wall, or hedge, and out of the view from adjacent properties.

Section 7. Sec. \_\_\_\_\_.7 of the Code of Palmetto Bay, Florida, is hereby created as follows:

Sec. \_\_\_\_\_.7. Signs.

Except as provided herein, signage shall comply with section 33-284.63 of this code.

- A. Temporary signs shall be permitted in compliance with Sec. 33-99 of this code.
- B. Permanent Point of Sale Signs. Permanent point of sale signs shall be permitted as follows:
1. The following permanent point of sale signs are permitted in all sub-districts in conjunction with permitted business and industrial uses: building identification, detached, flat attached, hanging, awning, and cantilever projecting.
    - a. Cantilever projecting signs shall be mounted and perpendicular to the building.
    - b. The copy of an awning sign shall only be located on the valance of the awning.
    - c. The bottom of a hanging sign shall be located at a minimum height of 8' from the finished floor.
  2. Maximum size, location, and number of signs shall be as follows:

Core	Center	Number of Signs
Building identification at top of building: 150 sq. ft.	Building identification at top of building: 75 sq. ft.	One per building
Flat attached: 24 sq. ft.		One of each type per tenant per street frontage
Cantilever: 8 sq. ft.		
Hanging, awning, detached, 6 sq. ft.		

3. Illumination/lighting shall comply with section 33-96 of this code.
4. Maximum heights shall be as follows:
  - a. 4 feet above grade to top of sign for detached signs;
  - b. No limits for flat attached signs;
  - c. For signs painted on the façade of a building or on the valance of an awning, the copy shall not exceed 1 foot.

C. Prohibited Signs. The following types of outdoor signs shall be prohibited:

1. automatic electric changing signs
2. revolving, rotating, and other moving signs
3. backlit signs of any type
4. banners
5. flags
6. roof signs
7. balloon signs
8. class C commercial signs or other outdoor advertising, except those within bus shelters.

Section 8. Sec. \_\_\_\_\_.8 of the Code of Palmetto Bay, Florida, is hereby created

as follows:

Section \_\_\_\_\_.8. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the FTCTI

District that either (1) was existing as of the date of the district boundary change on the property to FTCT District or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the FTCT District that is discontinued for a period of at least six months, or is superseded by a lawful structure, use, or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. < <

Section 9. Sec. \_\_\_\_\_.9 of the Code of Palmetto Bay, Florida, is hereby created

as follows:

Sec. \_\_\_\_\_.9. Review Procedure/Administrative Site Plan and Architectural Review.

Except for individual single-family homes and duplexes, all applications for development approval within Franjo Triangle Commercial Island District that are not otherwise permitted as nonconforming uses or structures shall comply with the requirements of this article and with the site plan and architectural review criteria contained herein. Developments shall be processed and approved administratively as follows:

- A. Administrative site and architectural plan review. The Department shall review plans, including the exhibits listed below for completeness and compliance with the provisions of this article, including the Regulating Plans, and for compliance with the site plan review criteria provided herein. The Director shall issue a final decision within 21 days of the date of submission of the completed application. The applicant shall have the right to extend the 21-day period by an additional 21 days upon timely request made in writing to the Department. The Department shall have the right to extend the 21-day period by written notice to the applicant that additional information is needed. Denials shall be in writing and shall specifically set forth the grounds for the denial. Any final decision of the Director may be appealed in accordance with the procedures established in this Chapter for appeals of administrative decisions.

B. Applications for administrative site plan and architectural review under this article shall be accompanied by exhibits prepared by registered architects and landscape architects which shall be submitted to the Department and shall include the following:

1. Site plan(s) including:
  - a. Sub-district location;
  - b. Street layouts and designations as per this article;
  - c. Locations, shape, size, and height of existing buildings;
  - d. Indication of street vistas;
  - e. Lot lines, setbacks and build-to-lines;
  - f. Location of open spaces including anchor points if applicable;
  - g. Location of on-street and off-street parking, loading facilities, and waste collection areas
  - h. Indication of signage; and
  - i. Indication of any site or building design methods used to conserve energy.
2. Landscape plans, including specifications of species of plant material, location, and size in accordance with this article and Chapter 18A of this code.
3. Street cross-sections, including adjacent buildings and open space.
4. Floor plans, elevations, and sections of all buildings, including total gross square feet of area for each floor and all dimensions relating to the requirements of this article. A pattern book may be submitted for detached and attached single-family units including, at a minimum, unit plans and elevations, elevation of unit groupings, and typical design details such as street lamps, benches, fencing, and paving details.
5. Figures indicating the following:
  - a. Gross and net acreage;
  - b. Total square footage for each use by type;
  - c. Total number of dwelling units;
  - d. Amount of passive and active open space in square feet; and

- e. Such other design data as may be needed to evaluate the project's compliance with the requirements of this article and Chapter.

Section 10. Sec. \_\_\_\_\_.10 of the Code of Palmetto Bay, Florida, is hereby created as follows:

Sec. \_\_\_\_\_.10. Zoning relief from certain requirements.

Relief from the following requirements of this article shall be permitted only pursuant to the standards and requirements of section 33-311(A)(4)(a) of this code:

1. minimum and maximum densities;
2. required liner buildings used to screen parking;
3. colonnade regulations, including minimum horizontal and vertical clearances;
4. provision of A streets;
5. requirements for street trees, greens, plazas, squares and medians;
7. maximum size of blocks;
8. curb requirement in the Core and Center sub-district; and
9. signage.

Section 11. Sec. \_\_\_\_\_.11 of the Code of Palmetto Bay, Florida, is hereby created as follows:

Sec. \_\_\_\_\_.11. Conflicts with other chapters and regulations.

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code.

Section 12. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 13. It is the intention of this Village Council, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Palmetto Bay, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word “ordinance” may be changed to “section”, “article” or other appropriate word.

Section 14. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by Village Attorney as  
to form and legal sufficiency:

\_\_\_\_\_

Prepared by:

\_\_\_\_\_